



# City of Carmel

## MINUTES

### Carmel Board of Zoning Appeals

#### Hearing Officer

Monday, February 22, 2010

5:30 pm

Caucus Rooms

**Present:** Kent Broach, Hearing Officer  
Connie Tingley, Recording Secretary

**Staff members in attendance:** Christine Barton-Holmes, Planning Administrator

**Legal Counsel:** John Molitor

#### Public Hearing:

##### 1d. Long Ridge Estates Model Home Extension

The applicant seeks the following development standards variance approval:

**Docket No. 10010009 V 25.16.02 Extension of model home opening**

The sites are located at 13714, 13728, 13742, and 13756 Monique Drive on 1.5 acres and are zoned S1/Single Family

Filed by Jon Dobosiewicz of Nelson & Frankenberger for Pulte Homes of Indiana, LLC.

#### Present for Petitioner:

**Jon Dobosiewicz and Jim Shivaver, Nelson & Frankenberger**

- 80 acres being developed; parcel location shown
- 3 model homes with parking on fourth parcel
- At entrance to subdivision, across from amenity facility
- Necessary for marketing and development of subdivision
- Needed until conclusion or build out of subdivision

#### Public Hearing closed

#### Department Report:

**Christine Barton-Holmes**

- Minimal impact
- Tied to sale of last lot

#### Department recommended positive consideration

**Action: Mr. Broach APPROVED Docket No. 10010009 V, Long Ridge Estates Model Home Extension until remaining lots are sold.**

**2d. Ditch Road Stables (Arena Height)**

The applicant seeks the following development standards variance approval:

**Docket No. 10010010 V 25.01.01.B.1**

The site is located at 13403 Ditch Road on approximately six acres and is zoned S1/Single Family.

Filed by Leslie Ahluwalia, owner.

**Present for Petitioner:**

**Leslie Ahluwalia**, owner

- Location map shown
- 6.1 acres received SU approval for riding stable
  - Square footage approved for larger than primary residence
- 30-foot height being requested for any height discrepancies

**Public Hearing closed**

**Department Report:**

**Christine Barton-Holmes**

- Permitted 18 feet for detached garage inadequate for arena
- Department received letter asking for reduction in height

**Department recommended positive consideration**

**Discussion:**

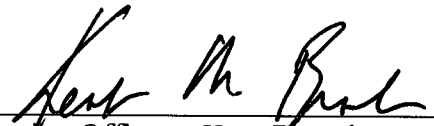
- Landscaping adjacent to Wilhelm property on both properties
- Some landscaping added on north property line
- Letter of concern did not specify requested reduction; wanted no more than 2-story building
- Houses permitted at 35 feet

**Action: Mr. Broach APPROVED Docket No. 10010010 V, Ditch Road Stables (Arena Height) for 30 feet.**

**Adjournment**

The Hearing Officer adjourned the meeting at 5:50 PM.

Approved this 26<sup>th</sup> day of Mar 2010.

  
Hearing Officer – Kent Broach

  
Secretary – Connie Tingley